1,480 SF AVAILABLE

MOSELEY | COMMERCIAL REAL ESTATE

1306 N. ED CAREY DRIVE, HARLINGEN, TX 78550

1,480 SF
FOR LEASE

www.mcrehouston.com
(713) 522-4646

PROPERTY INFORMATION

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TRAFFIC COUNTS	CPD
ED CAREY DRIVE SW OF SUNSHINE STRIP 77	36,668
ED CAREY DRIVE NE OF SUNSHINE STRIP 77	22,880
SUNSHINE STRIP 77 NW OF ED CAREY DRIVE	30,728
SUNSHINE STRIP 77 SE OF ED CAREY DRIVE	26,638

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,336	51,577	94,852
AVG. HH INCOME	$96,619	$73,767	$74,401
DAYTIME POPULATION	6,074	22,525	34,701
HOUSEHOLD	3,205	16,631	31,141

LOCATION

1306 N. ED CAREY DR.
HARLINGEN, TX 78550

MAP IT!

PROPERTY NOTES

- 1,480 SF FORMER ICE CREAM SHOP
- MONUMENT SIGNAGE
- LOCATED ON N. ED CAREY DRIVE & SUNSHINE STRIP 77
- EXCELLENT INGRESS & EGRESS

NEIGHBORS

United Healthcare

Jason's deli

Starbucks

T Mobile

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SUITE	TENANT	SF
1350	WING BARN	3,028
1346	LUXURY NAILS	1,480
1342	FOOTY ROOTY FOOT SPA	1,434
1338	VAPE CITY	1,480
1334	AVAILABLE	1,480
1330	T-MOBILE	2,200
1326	SUN LOAN	2,200
1322	ADVANCE AMERICA	1,480
1318	BREADSMITH	1,480
1314	JUST-A-CUT	1,480
1310	SYLVAN LEARNING CENTER	1,427
1306	PENA EYE INSTITUTE	4,074

EMAIL US

BEA NARANJO

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CALL US

713-522-4646

VISIT US

WWW.MCREHOUSTON.COM

FOLLOW US


MOSELEY
COMMERCIAL REAL ESTATE
SITE
Treasure Hills Elementary
UTRGV Regional Academic Health Center
Harlingen Collegiate High School
Montessori Academy of Harlingen
S 77 Sunshine Strip
Sam Houston Dr
E New Hampshire St
Glasscock Ave
Franklin
S Ed Carey Dr
South Carolina St
Treasure Hills Blvd
Pease St
Benwood St
Runnels St
Jones St
Haine Dr
Bonham St
Blue Bonnet Dr
Fannin St
Falcon Dr
S Houston Dr
Sesame Dr
Kamali Dr
Maco Dr
Vermont
Tennessee St
White Tail Dr
Bobcat Ln
Doctors Memorial Dr
N Whalen Rd
Arroyo Colorado
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IHOP
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WHATABURGER
Little Caesars
SCOOTER'S COFFEE
PANDA EXPRESS
Marble SLAB CREAMERY
Google
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Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

MOSELEY
COMMERCIAL REAL ESTATE

Lat/Lon: 26.1709/-97.6741

1350 N Ed Carey Dr Harlingen, TX 78550	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	9,336	51,577	94,852
2028 Projected Population	8,661	49,112	92,784
2020 Census Population	10,000	53,690	98,093
2010 Census Population	8,802	50,203	93,216
Projected Annual Growth 2023 to 2028	-1.4%	-1.0%	-0.4%
Historical Annual Growth 2010 to 2023	0.5%	0.2%	0.1%
Households			
2023 Estimated Households	3,205	16,631	31,141
2028 Projected Households	3,019	16,077	31,025
2020 Census Households	3,707	18,515	33,336
2010 Census Households	3,138	16,468	29,858
Projected Annual Growth 2023 to 2028	-1.2%	-0.7%	-
Historical Annual Growth 2010 to 2023	0.2%	-	0.3%
Age			
2023 Est. Population Under 10 Years	14.4%	15.2%	15.0%
2023 Est. Population 10 to 19 Years	14.2%	15.7%	15.6%
2023 Est. Population 20 to 29 Years	16.9%	16.1%	15.4%
2023 Est. Population 30 to 44 Years	16.7%	16.4%	16.7%
2023 Est. Population 45 to 59 Years	15.0%	16.4%	16.8%
2023 Est. Population 60 to 74 Years	12.0%	12.9%	13.3%
2023 Est. Population 75 Years or Over	10.7%	7.5%	7.3%
2023 Est. Median Age	34.1	32.5	33.1
Marital Status & Gender			
2023 Est. Male Population	48.4%	49.1%	49.4%
2023 Est. Female Population	51.6%	50.9%	50.6%
2023 Est. Never Married	36.7%	38.0%	35.7%
2023 Est. Now Married	33.7%	37.4%	40.8%
2023 Est. Separated or Divorced	21.2%	17.6%	16.4%
2023 Est. Widowed	8.5%	7.0%	7.1%
Income			
2023 Est. HH Income $200,000 or More	5.9%	2.9%	3.3%
2023 Est. HH Income $150,000 to $199,999	4.3%	2.8%	3.7%
2023 Est. HH Income $100,000 to $149,999	13.9%	11.3%	11.0%
2023 Est. HH Income $75,000 to $99,999	13.8%	11.2%	11.3%
2023 Est. HH Income $50,000 to $74,999	15.5%	17.5%	18.4%
2023 Est. HH Income $35,000 to $49,999	9.0%	13.1%	11.8%
2023 Est. HH Income $25,000 to $34,999	11.2%	10.7%	10.9%
2023 Est. HH Income $15,000 to $24,999	10.6%	13.5%	13.7%
2023 Est. HH Income Under $15,000	15.8%	17.1%	16.0%
2023 Est. Average Household Income	$96,919	$73,767	$74,401
2023 Est. Median Household Income	$54,996	$49,158	$50,541
2023 Est. Per Capita Income	$33,676	$23,912	$24,518
2023 Est. Total Businesses	566	2,349	3,432
2023 Est. Total Employees	6,074	22,525	34,701

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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1350 N Ed Carey Dr Harlingen, TX 78550	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	47.8%	41.6%	41.2%
2023 Est. Black	2.2%	1.7%	1.4%
2023 Est. Asian or Pacific Islander	2.6%	1.4%	1.2%
2023 Est. American Indian or Alaska Native	0.7%	0.7%	0.7%
2023 Est. Other Races	46.8%	54.7%	55.5%
Hispanic			
2023 Est. Hispanic Population	7,362	44,765	83,106
2023 Est. Hispanic Population	78.9%	86.8%	87.6%
2028 Proj. Hispanic Population	78.9%	86.9%	87.7%
2020 Hispanic Population	85.4%	90.1%	90.0%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,851	31,217	57,973
2023 Est. Elementary (Grade Level 0 to 8)	11.1%	13.0%	14.2%
2023 Est. Some High School (Grade Level 9 to 11)	7.6%	11.3%	10.8%
2023 Est. High School Graduate	23.3%	30.5%	29.5%
2023 Est. Some College	21.4%	18.7%	18.6%
2023 Est. Associate Degree Only	9.3%	8.0%	8.4%
2023 Est. Bachelor Degree Only	18.3%	13.3%	12.8%
2023 Est. Graduate Degree	9.0%	5.2%	5.7%
Housing			
2023 Est. Total Housing Units	3,773	19,853	37,434
2023 Est. Owner-Occupied	52.2%	52.4%	52.3%
2023 Est. Renter-Occupied	32.7%	31.4%	30.9%
2023 Est. Vacant Housing	15.0%	16.2%	16.8%
Homes Built by Year			
2023 Homes Built 2010 or later	9.2%	9.9%	10.4%
2023 Homes Built 2000 to 2009	11.5%	14.4%	17.6%
2023 Homes Built 1990 to 1999	11.9%	11.9%	11.9%
2023 Homes Built 1980 to 1989	20.9%	14.4%	13.3%
2023 Homes Built 1970 to 1979	14.8%	12.2%	11.3%
2023 Homes Built 1960 to 1969	6.3%	6.6%	5.6%
2023 Homes Built 1950 to 1959	7.1%	9.2%	8.2%
2023 Homes Built Before 1949	3.2%	5.3%	5.0%
Home Values			
2023 Home Value $1,000,000 or More	0.1%	-	-
2023 Home Value $500,000 to $999,999	0.9%	0.9%	0.9%
2023 Home Value $400,000 to $499,999	0.6%	0.6%	0.7%
2023 Home Value $300,000 to $399,999	4.5%	3.0%	2.8%
2023 Home Value $200,000 to $299,999	9.9%	9.4%	11.9%
2023 Home Value $150,000 to $199,999	15.9%	13.3%	14.4%
2023 Home Value $100,000 to $149,999	25.9%	20.6%	18.5%
2023 Home Value $50,000 to $99,999	28.7%	33.4%	31.4%
2023 Home Value $25,000 to $49,999	11.9%	13.5%	13.9%
2023 Home Value Under $25,000	1.6%	5.3%	5.5%
2023 Median Home Value	$116,361	$99,876	$105,859
2023 Median Rent	$694	$659	$653

 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RF1

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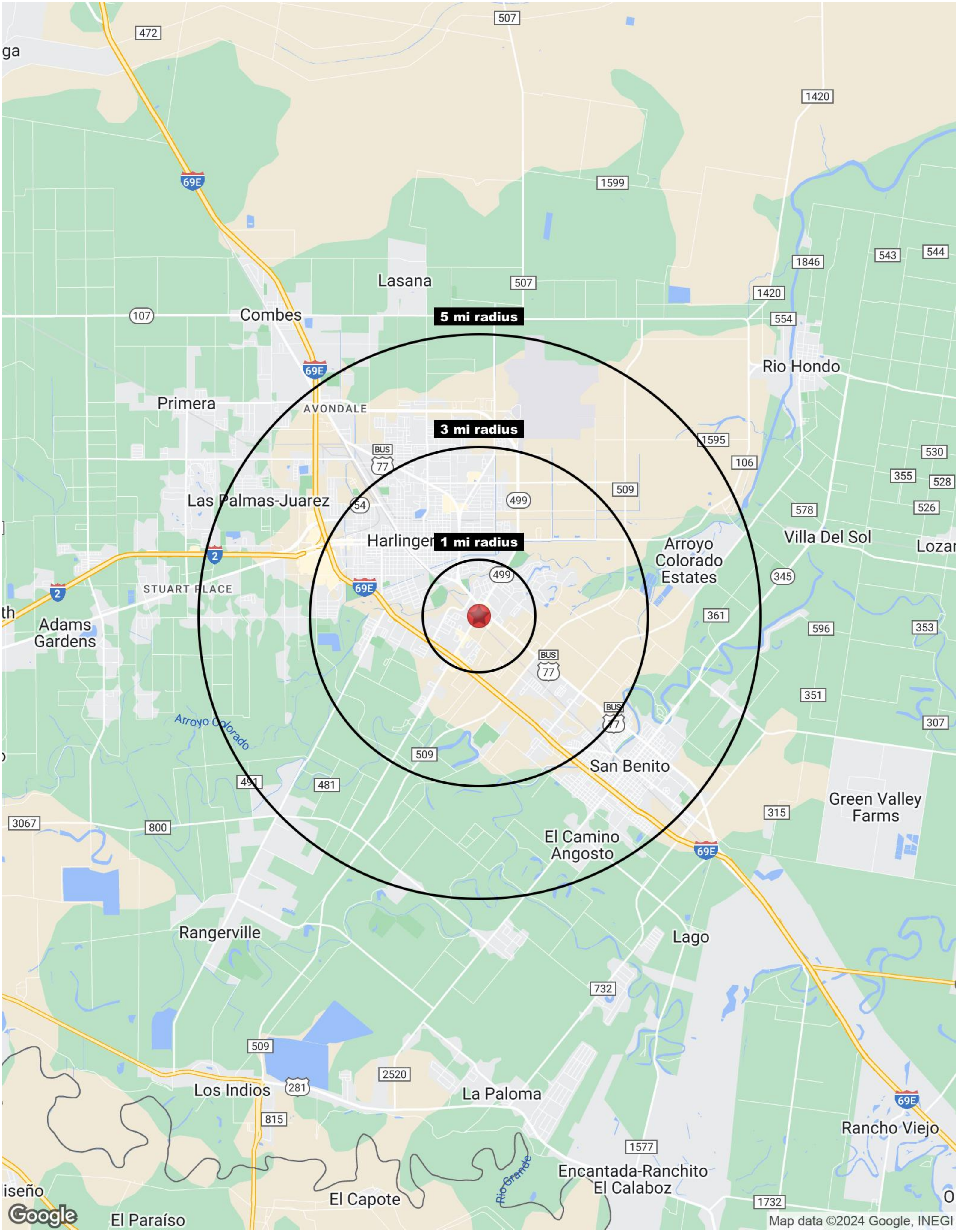
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	7,173	38,924	71,786
2023 Est. Civilian Employed	59.9%	56.6%	54.5%
2023 Est. Civilian Unemployed	3.0%	3.7%	3.3%
2023 Est. in Armed Forces	0.6%	0.2%	0.1%
2023 Est. not in Labor Force	36.5%	39.6%	42.1%
2023 Labor Force Males	47.3%	48.4%	48.6%
2023 Labor Force Females	52.7%	51.6%	51.4%
Occupation			
2023 Occupation: Population Age 16 Years or Over	4,294	22,030	39,135
2023 Mgmt, Business, & Financial Operations	13.1%	10.5%	10.2%
2023 Professional, Related	23.9%	19.7%	19.9%
2023 Service	19.7%	24.1%	23.0%
2023 Sales, Office	26.6%	24.6%	24.8%
2023 Farming, Fishing, Forestry	0.2%	0.3%	0.4%
2023 Construction, Extraction, Maintenance	4.7%	7.5%	7.9%
2023 Production, Transport, Material Moving	11.8%	13.3%	14.0%
2023 White Collar Workers	63.6%	54.8%	54.8%
2023 Blue Collar Workers	36.4%	45.2%	45.2%
Transportation to Work			
2023 Drive to Work Alone	75.5%	75.9%	76.6%
2023 Drive to Work in Carpool	12.8%	11.1%	10.8%
2023 Travel to Work by Public Transportation	-	0.1%	0.1%
2023 Drive to Work on Motorcycle	-	0.1%	-
2023 Walk or Bicycle to Work	0.8%	1.3%	1.4%
2023 Other Means	0.9%	1.1%	1.4%
2023 Work at Home	9.9%	10.4%	9.6%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	50.2%	48.3%	43.9%
2023 Travel to Work in 15 to 29 Minutes	31.9%	34.3%	37.7%
2023 Travel to Work in 30 to 59 Minutes	16.1%	14.8%	15.2%
2023 Travel to Work in 60 Minutes or More	1.7%	2.6%	3.2%
2023 Average Travel Time to Work	14.1	15.1	15.9
Consumer Expenditure			
2023 Est. Total Household Expenditure	$220.64 M	$938.97 M	$1.77 B
2023 Est. Apparel	$7.76 M	$32.87 M	$62.08 M
2023 Est. Contributions, Gifts	$12.28 M	$50.77 M	$96.3 M
2023 Est. Education, Reading	$6.93 M	$28.34 M	$53.88 M
2023 Est. Entertainment	$12.34 M	$51.91 M	$98.24 M
2023 Est. Food, Beverages, Tobacco	$34.2 M	$146.79 M	$276.53 M
2023 Est. Furnishings, Equipment	$7.64 M	$32.22 M	$60.96 M
2023 Est. Health Care, Insurance	$20.28 M	$87.08 M	$164.23 M
2023 Est. Household Operations, Shelter, Utilities	$72.06 M	$307.88 M	$580.5 M
2023 Est. Miscellaneous Expenses	$4.13 M	$17.56 M	$33.15 M
2023 Est. Personal Care	$2.96 M	$12.58 M	$23.74 M
2023 Est. Transportation	$40.07 M	$170.96 M	$322.59 M



5 mi radius
3 mi radius
1 mi radius
Lasana
Combes
Primera
AVONDALE
Las Palmas-Juarez
Harlingen
STUART PLACE
Adams Gardens
Arroyo Colorado Estates
Rio Hondo
Villa Del Sol
San Benito
Green Valley Farms
El Camino Angosto
Arroyo Colorado
Rangerville
Lago
Los Indios
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El Capote
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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date